

72-42

**Quitclaim Deed
With Covenant
030437**

**NO TRANSFER
TAX PAID**

KNOW ALL MEN BY THESE PRESENTS, that I, Clifford F. Morissette of Waterville, County of Kennebec, State of Maine, for consideration paid

grant to Clifford F. Morissette, Trustee, or his successors in trust, under the Clifford F. Morissette Living Trust dated December 22, 1995 and any amendments thereto, address 7 Stone Ridge Drive, Waterville, ME 04901

With Quitclaim Covenants, certain lot or parcel of land situated in ~~Waterville~~, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

Lot #6 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in the Kennebec Registry of Deeds File #E-87010.

Being part of the premises conveyed to Anthony Poulin by deed from Robert A. Rosenthal dated September 24, 1986 and recorded in the Kennebec Registry of Deeds Book 3031, Page 300.

This conveyance is made subject to the following restrictions numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereon, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

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8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.

9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

10. The grantor herein does not hold itself responsible for enforcing the foregoing restrictions.

Being the same premises as conveyed by warranty deed of Anthony Poulin to Clifford F. Morissette and Jacqueline T. Morissette dated April 4, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3729, Page 058. Jacqueline T. Morissette is deceased. Clifford F. Morissette is the surviving joint tenant.

In Witness Whereof, I have hereunto set my hand this 22nd day of the month of December, A.D. 1995.

Signed and Delivered in
the presence of

Wayne H. Thruvall

Clifford F. Morissette
Clifford F. Morissette

State of Maine
County of Kennebec

December 22, 1995

Then personally appeared the above named Clifford F. Morissette and acknowledged the foregoing instrument to be his free act and deed. Before me,

Nancy S. Tebbetts
Notary Public



Nancy S. Tebbetts
My Commission Expires
May 18, 1999

RECEIVED KENNEBEC SS.

95 DEC 28 AM 9:00

ATTEST: Theresa R. Mann
REGISTER OF DEEDS